

LHAP INCENTIVE STRATEGIES F.S. Section 420.9071(16)

A. Name of Strategy: Expedited Permitting

Established policy and procedures:

The Monroe County Year 2010 Comprehensive Plan and Land Development Code establish procedures for expediting the development of affordable housing projects. The County is allowed to issue 197 building permits annually, and of these permits, the County sets aside 71 permits for affordable housing. Any unused allotment of permits for affordable housing is rolled over and accumulated in subsequent years. Affordable housing permit applications are not required to go through the competitive ROGO (Rate of Growth Ordinance) process. Additionally, any development order or development permit for affordable housing receives priority in processing and review of applications and permits, per Section 9-2(b) of the Monroe County Code).

Responsible Agency: Monroe County Building Department and Planning & Environmental Resources Department

B. Name of Strategy: Modification of Impact Fee Requirements

Established policy and procedure:

The County waives impact fees for all affordable housing permits, pursuant to Comprehensive Plan Policy 601.1.12 and Chapter 126 of the Land Development Code.

Monroe County 2012 Comprehensive Plan Policy 601.1.12: *By January 4, 1997, Monroe County shall adopt Land Development Regulations which may include density bonuses, impact fee waiver programs, and other possible regulations to encourage affordable housing.*

Monroe County Code Chapter 126 – Impact Fees, Section 126-4(h)(6): *Type of Development Not Affected. ... (6) Affordable or employee housing units (as defined in section 101-1) for which a deferred payment of impact fees has been recorded in the chain of title."*

Responsible Agency: Monroe County Building Department and Planning & Environmental Resources Department

C. Name of Strategy: Flexibility in Densities for Affordable Housing

Established policy and procedures:

1) Pursuant to Section 130-161(a)(1) of the Land Development Code, the following density bonuses are allowed for affordable and employee housing: a Maximum Net Density of 25 dwelling units per buildable acre for land within an Urban Residential (UR) land use district; a Maximum Net Density of 18 dwelling units per buildable acre for land within a Mixed Use (MU)

land use district; and a Maximum Net Density of 18 dwelling units per buildable acre for land within a Suburban Commercial (SC) land use district.

Responsible Agency: Monroe County Planning & Environmental Resources Department

- 2) Pursuant to Section 130-161(a)(5), the County allows the construction of affordable housing units on commercial sites without deducting from the commercial floor area allowed or residential density allowed.

Responsible Agency: Monroe County Planning & Environmental Resources Department

D. Name of Strategy: Reservation of Infrastructure Capacity for Affordable Housing

Established policy and procedure:

Monroe County prepares an annual Public Facilities Capacity Report. This Report indicates that there is sufficient infrastructure capacity to accommodate the needs of County residents.

Responsible Agency: Monroe County Planning & Environmental Resources Department

E. Name of Strategy: Allowance of Affordable Accessory Residential Units in Residential Zoning Districts

Established policy and procedure:

Additions and accessory bedrooms may be permitted on developed parcels as an accessory use/structure. The accessory use/structure must be consistent with existing density and Rate of Growth Ordinance (ROGO) requirements specified within the Land Development Code and the Monroe County Comprehensive Plan. Accessory uses/structure do not include second dwelling units or any other potentially habitable structures that are occupied by a separate and independent resident.

Responsible Agency: Monroe County Planning & Environmental Resources Department

F. Name of Strategy: Reduction of parking and setback requirements for affordable housing

Established policy and procedure:

Pursuant to Section 130-186 and 130-187, off-street parking requirements may be granted variances if the requisite criteria can be met.

Responsible Agency: Monroe County Planning & Environmental Resources Department

G. Name of Strategy: Allowance of Flexible Lot Configurations

Established policy and procedure:

Monroe County allows flexible lot configurations to the extent setback and bufferyard requirements are met. Variances to setback and bufferyard requirements may be granted if the requisite criteria can be met.

Responsible Agency: Monroe County Planning & Environmental Resources Department

H. Name of Strategy: Modification of Street Requirements

Established policy and procedure:

Monroe County allows internal street configurations that meet life-safety criteria.

Responsible Agency: Monroe County Planning & Environmental Resources Department

I. Name of Strategy: Cost of Housing

Established policy and procedures:

1. Section 9-3 of the Monroe County Code states: *All ordinances, policies, resolutions, regulations, and comprehensive plan provisions (regulations) that may affect the cost of housing including those regarding infrastructure, permitting, impact fees, or development process and approvals shall be reviewed by the growth management director, the planning director, the building official and the finance or budget director. The assessment shall evaluate whether the new regulation does, in fact, affect the cost of housing including affordable housing. Such evaluation shall be addressed in the staff report to the board of county commissioners.*

Responsible Agency: Monroe County Assistant County Administrator, Monroe County Planning & Environmental Resources and Building Department

2. The county allows applicants to apply to the Board of County Commissioners to waive building permit application fees for affordable housing (Section 6-108(e), Monroe County Code).

Responsible Agency: Monroe County Building Department

J. Name of Strategy: Provide an Inventory of County Owned Property Suitable for Affordable Housing

Established policy and procedures:

Pursuant to Section 125.379, Florida Statutes, the County has prepared and will continue to provide an inventory of possible sites suitable for affordable housing. (Comprehensive Plan Policy 601.1.6)

Responsible Agency: The Clerk of Court has the list of properties approved by the Board of County Commissioners in Resolution 299-2007. Monroe County Planning & Environmental Resources

K. Name of Strategy: Support development near transportation hubs and major employment centers and mixed use developments

Established policy and procedures:

Livable CommuniKeys Plans (LCP) have been adopted by the Board of County Commissioners for Key Largo, Tavernier, Big Pine Key and No Name Key, Stock Island, and the Lower Keys. These LCPs identify activity centers that encourage the development of affordable housing near identified mixed use and employment centers.

Responsible Agency: Monroe County Planning & Environmental Resources Department

L. Name of Strategy: Inclusionary Housing

Established policy and procedure:

Per Section 130-161(b)(2) of the Land Development Code:

a. Residential developments, other than mobile home or mobile home spaces covered by subsection (b)(2)b. of this section, that result in the development or redevelopment of three or more dwelling units on a parcel or contiguous parcels shall be required to develop or redevelop at least 30 percent of the residential units as affordable housing units. Residential development or redevelopment of three units on a parcel or contiguous parcels shall require that one developed or redeveloped unit be an affordable housing unit. For the purpose of this section, and notwithstanding subsection (b)(2)b. of this section, any dwelling unit exceeding the number of lawfully established dwelling units on site, which are created by either a TRE or ROGO allocation award, shall be considered developed units.

b. The removal and replacement with other types of dwelling units of ten or more mobile homes that are located on a parcel or contiguous parcels and/or the conversion of mobile home spaces located on a parcel or contiguous parcels into a use other than mobile homes shall be required to include in the development or redevelopment a number of affordable housing units equal to at

least 30 percent of the number of existing units being removed and replaced or converted from mobile home use or, in the event the new use is nonresidential, to develop affordable housing units at least equal in number to 30 percent of the number of mobile homes or mobile home spaces being converted to other than mobile home use. Removal and replacement or conversion to a different use of ten mobile homes or mobile home spaces on a parcel or contiguous parcels shall require that three units be replaced or converted to deed-restricted affordable housing.

c. In calculating the number of affordable housing units required for a particular project, or phase of a project, all dwelling units proposed for development or redevelopment or mobile homes or mobile home spaces to be converted from mobile home use since the effective date of the ordinance from which this section is derived shall be counted. In phased projects, the affordable housing requirements shall be proportionally allocated among the phases. If a subsequent development or redevelopment is proposed following a prior development approved on the same property as it existed as of the effective date of the ordinance from which this section is derived, which prior development did not meet the compliance thresholds set forth in subsection (b)(2)a. or (b)(2)b. of this section, the requirements of subsection (b)(2)a. or (b)(2)b. of this section shall be met as part of the subsequent development for all units proposed for development or redevelopment after the effective date of the ordinance from which this section is derived.

Responsible Agency: Monroe County Planning & Environmental Resources Department

M. Name of Strategy: Affordable Housing Incentive Programs

Established policy and procedure:

Section 130-161.1 of the Land Development Code establishes incentives for affordable housing development by allowing the transfer of market rate ROGO exemptions within the ROGO subarea from mobile home parks that deed restrict the existing mobile home sites to affordable units for 99 years.

Recommendation:

Consider amending the Land Development Code to allow incentives for a market rate unit to obtain an affordable ROGO allocation and move the market rate unit to another site through a Transfer of ROGO Exemption (TRE) if the existing site will be deed restricted for 99 years as affordable.

Responsible Agency: Monroe County Planning & Environmental Resources Department

N. Name of Strategy: Employee Housing and Commercial Apartment Definition and Permitted Uses

Recommendation:

The definition and permitted uses section of the Monroe County Code needs to be amended to encourage employee housing within existing commercial centers and zoning districts that allow either employee or commercial apartments. The goal is to not to require employees to work on the site where employee housing is located; employees should work within the subarea where the employee housing is located.

Responsible Agency: Monroe County Planning & Environmental Resources Department

O. Purchase and Lease Back Program

Established policy and procedure:

The County has a purchase and lease-back program for affordable housing.

Responsible Agencies: Monroe County Land Development Authority; Monroe County Housing Authority